

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for Cranbourne, Walberswick, IP186UQ**

### **Introduction**

The National Accessible Scheme assessed Cranbourne suitable for 'Older and less mobile guests' and 'Part-time wheelchair users'.

Cranbourne is a detached 3-bedroomed bungalow sleeping 5 or 7 with the bed-settee. Sited at the end of a quiet cul-de-sac at the centre of Walberswick, the house is very near the Tuck Shop, a well stocked village store open 7 days a week. The house has a large enclosed gently sloping garden with outdoor heated swimming pool for summer use.

Further details and photos are on the Explore Walberswick website. Follow links to Cranbourne on <http://www.explorewalberswick.co.uk/cranbourne/>. For further assistance please write to the owner David Falck 3 Pen-y-Ffynnon, Tynygroes, Conwy, LL32 8TG or email [dampfalck@gmail.com](mailto:dampfalck@gmail.com) or text/phone 07748524537

### **Pre-Arrival**

- Full address is Cranbourne, 16 Manor Close, Walberswick, Southwold, Suffolk IP18 6UQ.
- [www.transportdirect.info](http://www.transportdirect.info) may help you plan your arrival by car, public transport or foot. Cranbourne's post code is IP18 6UQ.
- Nearest railway station is Darsham 7 miles away. Coastlink offers a bus service with wheelchair access to or from the station by booking by 12:00 a day in advance 01728 833526.

## **Key Collection, Welcome and Car Parking**

- House key collection will be arranged when booking Cranbourne
- Level parking accommodates two cars and is adjacent to Cranbourne's front entrance.
- Walberswick has no street lighting but the front entrance is lit automatically at night by motion sensors.



## Entrance to Property

- Paving is about 15cm (6") below front and back doors but lightly textured concrete ramps have been formed to be level with thresholds which are approximately 5cm (2") higher than internal floor finishes. Grab rails exist at approach to front and back doors. Ribbed entrance matting exists in the front entrance hall and the back entrance to the utility room.



Front entrance



Level parking by front entrance



Back entrance



Patio door to living room

## **Halls, Stairs, Landings, Passageways**

- There are no steps in the house other than shallow threshold strips at changes of floor finish. The hall and corridor has laquered oak flooring and is well lit by dimmable downlighters.
- There is a full height built in cleaners' cupboard off the corridor with the electric consumer unit and isolating switches at high level.

## **Sitting Room/Lounge**

- The sitting room is bright and airy with a patio door leading via a lightly textured concrete ramp down 15cm (6") to a concrete flagged patio area. Please be aware of a raised threshold track for the patio door and some unevenness between flagstones.
- The floor is laquered oak with a large wool rug.
- The room has a 2-seat settee; a 3-seat settee convertible to a double bed and armchair; wide-screen Freesat TV; coffee table and knee-hole desk. Generally stuffed with man-made fibres, some seat cushions have natural feather filling.
- Electric lighting is by dimmable downlighters.

## **Dining Room**

- Dining area is an L-shaped extension to the living area with no interruption in the laquered oak flooring.
- The dining table seats 8. The table is supported on two pedestals allowing space for easy use by a wheel chair.
- There are 6 padded dining chairs without arms and one carver with arms. A further padded chair by the desk may also be used as a dining chair.
- Well lit naturally by day, there is an electric pendant light over the table and dimmable downlighters over the sideboard.

## **Kitchen**

- The kitchen is entered directly from either the dining area or through a half-glazed door from the utility room.
- The floor has level smooth ceramic tiling continuous with the utility room but with a slight threshold strip to the dining area.
- The kitchen is completely fitted out with cupboards at conventional heights below the 91cm (3'0") high worktop and at high level. The kitchen is quite small so only has a limited central work space which while accessible to a wheel chair would only suit an ambulant user. Also, because of limited space, no perching stool is provided.
- The fridge and freezer sit on the plinth and have shelves and drawers reachable from sitting and standing positions.
- The range style cooker has an induction hob level with the worktops with fan ovens and grill below.
- The mixer tap supplies filtered water, softened hot and cold water using lever controls.
- The kitchen has good natural lighting and otherwise lit by dimmable downlighters with further lighting above the counters and hob. There is forced ventilation if required from the cooker hood.

## **Bedrooms and Sleeping Areas**

- All bedrooms lead directly off the corridor with slight thresholds bridging the oak flooring to the wool carpets fitted throughout the three bedrooms.
- All beds have deep pocket spring mattresses with 90cm (3'0") beds in the twin and single bedrooms and a 150cm (5'0") king-size bed in the principal bedroom. Duvets and pillows are filled with man-made fibres but all linen is 100% cotton.
- Fitted wardrobe in principal bedroom includes a lower rail reachable from a wheelchair.
- A fully upholstered armchair is provided in the principal bedroom.

- All bedrooms have bedside lights, table lamps and ceiling lights.
- The two larger bedrooms have full length mirrors.

### **Bathrooms, Shower-rooms and Toilets**

#### BATHROOM OFF CORRIDOR

(No grab rails or other disability aids provided in this bathroom)

- Cork flooring with slight threshold strip at door to corridor.
- 170 x 70cm (5'7" x 2'4") shower bath with lever mixer taps and thermostatic gravity fed shower. Shower with adjustable head height.
- Pedestal wash basin with mixer taps.
- Close coupled WC with push button dual flush.
- Heated towel rail.
- 2 windows provide natural light and ventilation. Other lighting by dimmable downlighters.

#### WET-ROOM EN SUITE WITH PRINCIPAL BEDROOM

(Includes aids for 'Older and less mobile guests' or 'Part-time wheelchair users')

- Wet-room floor level with carpet at doorway to bedroom. Wet-room flooring is a mosaic tiling with underfloor heating laid to falls with drain grating flush with the mosaic under the shower.
- Thermostatic power shower with adjustable shower head height. Lever adjustment controls water temperature and press buttons switch on or off the water supply or to boost power. Substantial vertical grab rail secured to adjacent wall.
- Vanity unit with semi-recessed washbasin 86cm (2'10") above floor. Mixer tap. Clearance to underside of vanity unit 62cm (2'0") above floor. Vertical grab rail provided above vanity unit to steady a standing person. Mirror placed to suit both sitting and standing.

- Wall hung WC with concealed cistern and push button dual flush. Seat 48cm (1'7") above floor with substantial horizontal grab rail 68cm (2'3") above floor close to adjacent wall. Note - grab rail only on one side of WC. Additional vertical rail positioned to steady a standing person at WC.
- Bidet integrated with WC with hand held remote control panel.
- Heated towel rail.
- Window provides natural light and ventilation. Other lighting by dimmable downlighters.



### **Laundry/Utility Room**

- The floor has level smooth ceramic tiling continuous under doorway to the kitchen but with a slight threshold strip below a half glazed door to the corridor.
- The oil fired boiler is floor standing but the controls are at standing eye level.
- The built-in cupboard adjacent to the boiler houses the hot water cylinder and immersion heater controls for summer use. A high level shelf may be used for airing clothes.
- 91cm (3'0") height worktop complete with inset sink with conventional hot and cold taps.
- Front loading washing machine below the worktop.
- Water softener at floor level in low level cupboard. Isolating valve for water main also in this cupboard.

## **Garden**

- Enclosed garden with access from house and two garden gates leading from driveway and roadway.
- Lawns surrounded by mature shrubberies.
- Footpaths and patio areas adjacent to house paved with concrete paving flags as described under Sitting Room/Lounge.
- Patio area complete with table and chairs for outside dining.
- Conventional clothes line.
- Heated outdoor swimming pool for summer use within fenced area with gate secured by digital padlock. Pool surround in textured paving flags. Rectangular pool with sloping base of varying depth approximately 90 - 210cm (3'0" - 7'0"). Vertical ladder with flat steps allows access into shallow end.

## **Additional Information**

- Trained assistance dogs are welcome.
- All areas in the cottage have good colour contrast between the floor, doors and walls. Mostly, doors and door frames are dark wood and walls are light in colour.
- The nearest General Hospital with an A&E unit is 19 miles away - James Paget University Hospitals NHS Foundation Trust, Lowestoft Road, Gorleston, Great Yarmouth NR31 6LA Tel 01493 45245
- The nearest Doctor's surgery is 8 miles away - Southwold Surgery, York Road, Southwold IP18 6AN Tel 01502 722326. A surgery is also held most Wednesdays in the Walberswick Village Hall. Ask at Tuck Shop.
- The Tuck Shop referred to in the Introduction is at the junction of Manor Close with The Street. It is only a short and generally level walk from Cranbourne. There is also free street parking outside. Although the shop has ramped access there is a threshold at the entrance and limited circulation within the shop making it unsuitable for wheelchairs.



## **Contact Information**

Address David Falck, 3 Pen-y-Ffynnon, Tynygroes,  
Conwy, LL32 8TG

Telephone: 07748524537

Email: damfalck@gmail.com

Website: <http://www.explorewalberswick.co.uk/cranbourne/>

Local Equipment Hire: British Red Cross, Gardner Road, Southwold  
IP18 6HJ Tel 01502 722383 Monday, Thursday  
& Saturday 10:30-11:30

Local Public Transport: Coastlink offers a bus service with wheelchair  
access to or from Darsham station by booking by  
12:00 a day in advance 01728 833526.